PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(dm) Title No: 48929
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/11/07 10:30 2 pgs
Fees:13.00 Taxes:1221.00
20071011-0120881

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel Scott Ridings Lise Ellen Ridings 908 Woodmont Blvd. Nashville, Tennessee 37204	Daniel Scott Ridings and Lise Ellen Ridings 9534 Butler Drive Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 11810007700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$330,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert L. Hemminger, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Scott Ridings and spouse, Lise Ellen Ridings** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 48 and the westerly 25 feet of Lot No. 49 on the Plan of Woodmont Boulevard Section of Marengo Park as of record in Book 1130, page 2, Register's Office, Tennessee.

Said Lot No. 48 and part of Lot No. 49 front together 100 feet on the northerly margin of Woodmont Boulevard and runs back 443 feet on the westerly line and 372 feet more or less on the easterly line to the southerly margin of the right of way of Glendale Car line, measuring 122 feet, more or less, thereon.

Being the same property conveyed to Robert L. Hemminger and wife, Azora R. Hemminger by deed from Harold F. Goenlund and wife, Doris Groenlund of record in Book 3674, page 163 dated and executed on January 10, 1964 and recorded on January 18, 1964 in the Register' s Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 6258, page 57 dated and executed on February 2, 1984 and recorded on March 27, 1984, Azora R. Hemminger conveyed her interest in subject property to Robert L. Hemminger.

Mary Hemminger, spouse of Robert L. Hemminger, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130 Page 2, said Register's Office, which Plan shows a 50 foot minimum building setback line from Woodmont Blvd. Agreement for Dedication of Easement for Browns Creek Flood Control Project of record in Book 7971, page 716, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 3921, page 535, said Register's Office.

This is improved property, known as: 908 Woodmont Boulevard, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of October, 2007.

Robert L. Hemminger

Mary Hemminger

State of TENNESSEE
County of DAVIDSON

On this 10th day of October, 2007 , before me the undersigned authority, personally appeared Robert L. Hemminger and Mary Hemminger , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Sworn and subscribed before me this the 10th day of October, 2007

My Commission Expires October 10, 2009

Notary Public

My Commission Expires: _____